

FILE NO.: Z-9209

NAME: Arkansas Indoor Soccer Short-form PID

LOCATION: Located at 6611 Young Road

DEVELOPER:

Jeff Brown
12900 Interstate 30
Little Rock, AR 72210

SURVEYOR:

Holland Surveying
4441 Aaronfield Circle
Benton, AR 72016

AREA: 1.03 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 15 – Geyer Springs West CENSUS TRACT: 20.02

CURRENT ZONING: I-2, Light Industrial

ALLOWED USES: Light Industrial Uses

PROPOSED ZONING: PID

PROPOSED USE: Outdoor soccer practice field

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of this site from I-2, Light Industrial District to PID, Planned Industrial Development, to allow an outdoor soccer practice field within the rear yard of the existing building. The applicant proposes to place an eight (8) foot chain link fence around the play area. There are no other modifications proposed to the site.

B. EXISTING CONDITIONS:

The site is located on Young Road with the rear yard abutting the I-30 Frontage Road. The area is a mix of non-residential uses including office and office

warehouse, the State of Arkansas surplus sales and a property which was approved as a PID, Planned Industrial Development, to allow a medical detoxification clinic at 7600 Enmar Drive. It does not appear the clinic was opened. Young Road is constructed with curb and gutter. There are no sidewalks in place along this property frontage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Wakefield Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Young Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. Stormwater detention will not apply to the proposed development being less than one (1) acre in size.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to the site.

Entergy: Entergy does not object to this proposal. An existing three phase, power line exists along east side of this property, but does not appear to be in conflict with the proposed plans. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas

Department of Health Engineering Division and the Little Rock Fire Department is required.

3. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
4. Contact Central Arkansas Water regarding the size and location of the water meter.
5. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
6. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
7. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The site is not located on a dedicated Rock Region Metro bus route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the 65th East Planning District. The Land Use Plan shows Industrial (I). The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan. The applicant has applied for a rezoning from I-2 (light Industrial District.) to

Short-form PID (Planned Industrial Development) to add an outdoor soccer practice field as an allowable use.

Master Street Plan: North of the property is Young Road and it shown as a Collector on the Master Street Plan. South of the property is the Frontage Road to Interstate 30 and it is a Freeway on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. The primary function of a Freeway is to serve through long distance trips. Freeways are always designed as full access control roads (no direct access) Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on I-30 since it is a Freeway. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Any new site development must comply with the City's landscape and buffer ordinance requirements.
2. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (April 5, 2017)

The applicant was not present. Staff presented an overview of the item stating there were few additional items necessary to complete the review process. Staff stated they would work with the applicant to obtain any additional necessary to complete the review. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues in need of addressing related to the site plan raised at the April 5, 2017, Subdivision Committee meeting. The request is a rezoning of this site from I-2, Light Industrial District to PID, Planned Industrial Development, to allow an outdoor soccer practice field within the rear yard of the existing building.

The building is a 60-foot by 175-foot metal building. There are 15 on-site parking spaces. Parking for this type use is typically based on one (1) parking space per employee plus one (1) space per five (5) students, based on the maximum number of students at any one (1) time. The applicant indicates there are two (2) teams of five (5) with two (2) alternates per team and one (1) staff person per class. The parking typically required for this use in this instance would be four (4) spaces.

The site plan indicates the practice area will be 70-feet by 148-feet constructed of concrete and covered with Astroturf. The plan indicates the placement of an eight (8) foot chain link fence around the play area. An eight (8) foot netting above the fence will be installed. The applicant notes the elevation change from I-30 and the netting will limit any potential balls leaving the site.

The applicant is not proposing any changes to the current signage plan. The applicant has indicated building signage is located on the front and rear facades, both with street frontage, and is less than the ten (10) percent typically allowed in industrial zones. A single ground sign is located on the site. The applicant notes the sign is four (4) feet by sixteen (16) feet with a sign area of 64 square feet. The applicant requests should signage be replaced in the future the allowance of signage allowed in industrial zones or a maximum of 30-feet in height and 72 square feet in area.

The hours of operation for the indoor soccer facility area from 5 pm to 10 pm Monday through Friday and from noon to 5 pm Saturday and Sunday. The request includes the allowance of the I-2, Light Industrial District uses as allowable alternate uses. The applicant request should an alternate business located on the site the hours proposed for the soccer facility not be the hours for the alternate business. The applicant request the alternate hours be 6 am to 10 pm seven (7) days per week.

There are no other modifications proposed to the site. Staff is supportive of the applicant's request. Staff does not feel the addition of the outdoor practice area will significantly impact the development or the area. Staff does not feels the request to rezone the site from I-2, Light Industrial District to PID, Planned Industrial Development, will significantly impact this development or the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(APRIL 27, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.